# North Carolina Office of Urban Development

NC Main Street Program

Small Towns Downtown Program

Urban Redevelopment Grant Program

## Urban Redevelopment Grant

- ⇒ Initiated in 2003 from unspent CDBG Economic Development funds
- Intent: "Urban Redevelopment Grants will be made to foster economic development in blighted urban areas. Grants will be made to alleviate blighting conditions where these improvements will directly attract private investment to the area."
- Limited to "Small Cities CDBG eligible communities."

#### URG continued

- CDBG funds use must meet a "national objective" which includes addressing conditions of slum and blight or providing benefits to low to moderate income (LMI) individuals.
- ⇒ Urban redevelopment projects must take place within a "redevelopment area" as defined under NC law. (NC General Statute 160A-503(16))
- Grants up to \$1.0 million are possible

## Project activities may include

- Acquisition and clearance of blighted properties;
- Reconstruction of public facilities if the deterioration of the facilities was one of the conditions contributing to blight;
- Renovation and reuse of abandoned, historic buildings;
- Commercial revitalization through façade improvements and correction of code violations;
- Removal or remediation of environmental contamination on property to enable it to be redeveloped for a specific use.

#### **URG** in 2003

- Competitive application process
- ⇒ Thirteen applications received totaling over \$10.5 million
- \$3.7 million was available which was awarded to four communities with conditions
- ⇒ Albemarle, Forest City, Sanford and Shelby

#### **URG 2004**

- ⇒ \$1.7 million available this year
- Open, non-competitive application cycle
- ⇒ Any eligible city/town may submit a project at any time that meets ALL of the threshold requirements
- More funds may be available after October 1

# Threshold requirements include

- Project area must be within a legally designated redevelopment area
- For every dollar of grant funds, the project must include at least three dollars of private funds expanding economic activity
- ⇒ The project must be ready to proceed all funds committed and a legally binding commitment executed between the applicant and the private entity(ies) making the private investment
- Grant must be completed within thirty months from the date that the recipient executes the Grant Agreement

# William S. Lee Quality Jobs and Business Expansion Act

- ⇒ Tax credit for job creation in designated areas
- <u>www.nccommerce.com/finance/incentives/tax/</u>
- State Development Zones information www.ncdca.org/zones/
- ⇒ NC Department of Revenue Jonathan Tart, 919-733-8510